

Notes for Orchard View of Westfield Neighborhood Meeting

Date of Meeting: July 23, 2019

Location: Oak Trace Elementary

Presenters: Eric Douthit (CCHA), Paul Munoz (Arbor Homes) and Mike Campbell (Arbor Homes)

On July 23, 2019, a neighborhood meeting was held for the proposed Arbor Homes project known as Orchard View located north of SR 32 between Springmill Road and Casey Road. Approximately 15-20 citizens attended in addition to City Staff and City Councilors. Most of the citizens suggested or stated that they were from Spring Orchard, a neighborhood in the Springmill Trails PUD in Westfield in which Arbor Homes built their traditional Arbor product on existing home sites provided by another developer.

The majority of the questions focused on the fact that within the Springmill Trails PUD a pool had been contemplated, but had not been completed. There was a significant amount of discussion as to the responsibility of building the pool and the expectations of when the pool would be completed. The citizens were reassured that the obligation to construct a pool has not been eliminated but has been confirmed as part of the Gristmill Crossing residential district.

There was a question regarding the grading/landscaping on a lot on Ogala Drive in Spring Orchard. Mr. Campbell indicated he was not aware of the issue but would take steps to correct the same in a manner consistent with Arbor Homes' obligations.

There was a question regarding disclosures to the homeowners - specifically, whether the ponds would be dry ponds or wet ponds. Arbor Homes confirmed that it is the developer and sole builder of this proposed location. Further engineering studies would be completed in advance of potential buyers selecting lots. Buyers will know whether the ponds are wet or dry.

An Arbor Homes owner also asked if the potential new homebuyers would be made aware of the material options available. Arbor Homes informed them that the buying process had recently been restructured and invited all those present to visit its new design center to see how those items are selected so that future homeowners would clearly understand and appreciate the numerous options available.

Mr. Campbell confirmed that all selections are now made at the design center where home buyers have the ability to select exactly what options are important to them and how the final product will look. The response was met with approval.

There was a question regarding connectivity between this neighborhood and other neighborhoods. Arbor Homes confirmed that it would comply with the Westfield Comprehensive Plan in an effort to connect both vehicular and pedestrian traffic to the neighborhoods to the west-northwest as well as making connectivity available for future

development. Arbor agreed to work with the Spring Orchard community in an effort to create pedestrian connectivity between the communities.

There was a question with regards to the nature of the age targeted homes in the Destination Series, specifically, what kinds of covenants and restrictions would be imposed and what steps would be taken to encourage those kinds of residents. Arbor Homes discussed the covenants and restrictions, price point and the nature of the underlying upgrades that, through Arbor Homes' research, met the needs and desires of the "empty-nester" demographic.

There was not significant discussion about any underlying issues with the Orchard View itself. Several citizens reiterated their satisfaction with their Arbor Home, but were unhappy with the state of the community pool.